160.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	977,200 / 977,200
					USE VALUE:	977,200 / 977,200
					ASSESSED:	977,200 / 977,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORALES CARLOS J
Owner 2:	MOSTAJO SANDRA M
Owner 3:	
Street 1:	191 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STIRITZ KENT A -
Owner 2:	-
Street 1:	191 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,304 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Stucco Exterior and 2113 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8304.000	525,300	6,900	445,000	977,200
Total Card	0.191	525,300	6,900	445,000	977,200
Total Parcel	0.191	525,300	6,900	445,000	977,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.47 | /Parcel: 462.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	525,100	6900	8,304.	445,000	977,000	977,000	Year End Roll	12/18/2019
2019	101	FV	463,500	6900	8,304.	445,000	915,400	915,400	Year End Roll	1/3/2019
2018	101	FV	476,400	6900	8,304.	394,100	877,400	877,400	Year End Roll	12/20/2017
2017	101	FV	476,400	6900	8,304.	330,500	813,800	813,800	Year End Roll	1/3/2017
2016	101	FV	476,400	6900	8,304.	330,500	813,800	813,800	Year End	1/4/2016
2015	101	FV	443,700	6900	8,304.	286,000	736,600	736,600	Year End Roll	12/11/2014
2014	101	FV	443,700	6900	8,304.	276,500	727,100	727,100	Year End Roll	12/16/2013
2013	101	FV	443,700	6900	8,304.	263,200	713,800	713,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12481

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STIRITZ KENT A,	73085-116	1	8/9/2019		955,000	No	No		
DRAPER THOMAS B	43609-149		8/27/2004		729,000	No	No		Carol J Sullivan dod 10/1/2017
	16781-582		2/1/1986		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2019	SQ Returned	MM	Mary M
6/7/2018	MEAS&NOTICE	CC	Chris C
3/6/2009	Inspected	163	PATRIOT
12/29/2008	Measured	372	PATRIOT
12/7/2004	MLS	MM	Mary M
12/3/1999	Meas/Inspect	256	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8304		Sq. Ft.	Site		0	70.	0.77	8			Med. Tr	-5					444,965						445,000	

Total AC/HA: 0.19063 | Total SF/SM: 8304 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,965 | Spl Credit | Total: 445,000

PRINT

Date	Time
12/11/20	02:34:00

LAST REV

Date	Time
10/02/19	11:12:45

apro

User Acct / GIS Ref / GIS Ref / Insp Date

106398

06/07/18

!12481!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	106398
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20350552
Const Adj.:	1.00989902
Adj $ / SQ:	151.927
Other Features:	114000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	645282
Depreciation:	120023
Depreciated Total:	525260

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

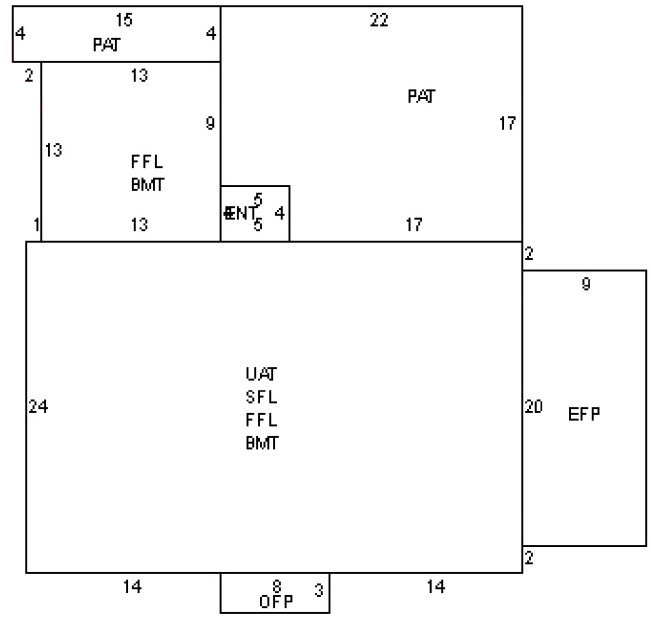
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	202.06
Special Features:	0	Val/Su Net:	138.82
Final Total:	525300	Val/Su SzAd	276.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,033	45.580	47,082
FFL	First Floor	1,033	151.930	156,941
SFL	Second Floor	864	151.930	131,265
PAT	Patio	414	3.190	1,319
UAT	Upper Attic	216	116.980	25,269
EFP	Enclos Porch	180	42.770	7,698
OFP	Open Porch	24	44.440	1,066
ENT	ENTRY	20	26.660	533
	Net Sketched Area:	3,784	Total:	371,173

Size Ad	1897	Gross Are	4432	FinArea	2113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	G	GD	1915	27.43	T	30	101			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900